

Tina Cohen, Certified Arborist

Northwest Arborvitae
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January 27, 2017

To: Donn Stone, Rolluda Architects
From: Tina Cohen, Certified Arborist
Site: **Anjuman E Burhani Community Complex**
15252 NE 51st Street
Redmond WA 98052

Arborist Services: COVER LETTER

Re: Arborist Report - dated March 18, 2013
Tree Code Exception Letter - dated January 13, 2014

Dear Mr. Stone:

This cover letter accompanies my report and exception letter for the City of Redmond.

I have not been to the site since March 2013 but I understand the conditions are unchanged and no trees have been removed. Of course over the intervening years some will have grown larger or some may have declined. The project's intent is to clear and replace all on-site trees based on the 2013 number of trees and their condition at that time. The off site trees will be protected by fences at their driplines.

The final number of replacement trees may need to be revisited later in the permit process.

Please contact me if there are any questions.

Respectfully submitted,

Tina Cohen, ISA Certified Arborist #PN0245A
American Society of Consulting Arborists, Registered Consulting Arborist #473
ISA Qualified Tree Risk Assessor #194
tina@tinacohen.com

Limits

Loss or alteration of any part of a report invalidates the entire report.

There is no warranty or guarantee expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

The report and conclusions expressed herein represent the opinion of Tina Cohen d/b/a Northwest Arborvitae. Our fee is no way contingent upon any specified value, a result or occurrence of a subsequent event, or upon any finding to be reported.





Arborist Report

**Anjuman E Burhani Community Complex
15252 NE 51st Street
Redmond WA 98052**

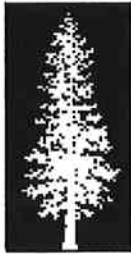
Prepared for

Rolluda Architects
105 S Main Street Suite 323
Seattle, WA 98104

Prepared by

Tina Cohen, I.S.A. Certified Arborist #PN0245A
Northwest Arborvitae

Report date: March 18, 2013



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March 18, 2013

To: Donn Stone, Rolluda Architects
From: Tina Cohen, Certified Arborist
Re: Anjuman E Burhani Community Complex

Arborist Services: Tree Inventory

Dear Mr. Stone:

I gathered information regarding the trees at the Anjuman E Burhani Community Complex on January 28 and March 15, 2013. The enclosed spreadsheet accompanies the updated site plan. Please ask the surveyors to add the missing trees. The Redmond planner will need to clarify if trees that straddle the property line are considered to be on or off site.

Scope of Work

The arborist will create a tree inventory and summary report per City of Redmond code. The trees will be numbered on the plan and corresponding tags will be applied in the field. Trees that are in poor health, dead or dying will be noted but omitted from the total tree count.

Summary

There are 10 Significant trees and zero Landmark trees on the site. The project proposes to remove all on-site trees and mitigation will be determined. The off site trees adjacent to the east and south west property lines will not survive the clearing and grading. Other off site trees will not be affected by the project. The plans need to be updated to show the missing trees and the clearing limits.

Redmond Code Definitions

Unhealthy trees are not included.

- Significant tree: The trunk diameter is 8 inches or larger (6-8" are discretionary)
- Landmark tree: The trunk diameter is 30 inches or larger
- Retained tree, also called Saved: A tree that will have no clearing, grading or other activities within 5 feet of its dripline.
- Impacted tree: A tree that will have construction activities within 5 feet of its dripline.



Table of On-site Trees

1 Landmark cottonwood is not sufficiently healthy to be retained.

Total Landmark trees = 0

Landmark trees to be Retained = 0

Landmark trees to be Impacted = 0

Landmark trees to be removed = 0

Percent Landmark trees Retained = 0%

Percent Landmark trees Impacted = 0%

Percent Landmark trees removed = 0%

21 Significant trees less 11 in poor condition = 10 trees.

Total Significant trees = 10

Significant trees to be Retained = 0

Significant trees to be Impacted = 0

Significant trees to be removed = 10

Percent Significant trees Retained = 0%

Percent Significant trees Impacted = 0%

Percent Significant trees removed = 100%

Conclusion

All Significant and on site unhealthy trees will be removed for this project. The retention of the off site and straddled trees needs to be addressed during the design and permit process. The contractor will need tree protection specifications.

Limits

Unless expressed otherwise (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection, and (2) the inspection is limited to visual examination of accessible items without further dissection, excavation, probing, or coring.

Loss or alteration of any part of a report invalidates the entire report.

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The report and conclusions expressed herein represent the opinion of Tina Cohen d/b/a Northwest Arborvitae. Our fee is no way contingent upon any specified value, a result or occurrence of a subsequent event, or upon any finding to be reported.

Respectfully submitted,



Tina Cohen, ISA Certified Arborist #PN0245A

American Society of Consulting Arborists, Registered Consulting Arborist #473

PNW ISA Certified Tree Risk Assessor #194

tina@tinacohen.com

Attachments: Tree Data spreadsheet, Site plan, SEPA questionnaire



Tag or tree #	Trunk diameter inches	Species	Canopy RADIUS in feet	Tree Type per Redmond	Health rating	Structure	Health comment
Tree tags have been attached to the on site trees starting at the SE property corner. Off site trees were not tagged except in error during the preliminary assessment.							
ON SITE TREES							
200	10, 12	Engleman spruce		8 Significant	POOR	two trunks fused near base	Unhealthy. Decay on west at base. Plus defoliation due to insects.
201	9	Engleman spruce		6 Significant	POOR	OK but crowded in row.	Unhealthy. 201-216 form a row along the west side of the existing driveway. The canopies are shaded by trees to the east. All have varying amount of defoliation. If over 50%, the tree is rated 'Poor'.
202	8	Engleman spruce		6 Significant	POOR	OK	Unhealthy.
203	10	Engleman spruce		8 Significant	good	OK	HEALTHY. Receives more light.
204	8	Engleman spruce		8 Significant	POOR	OK	Unhealthy. Suppressed, shaded by others. Defoliated.
205	6	Engleman spruce		8 Significant	POOR	OK	Unhealthy. Suppressed.
206	10	Engleman spruce		8 Significant	POOR	OK	Unhealthy. Defoliated by insects.
207	9	Engleman spruce		8 Significant	POOR	OK	Unhealthy. Defoliated by insects.

Excellent - no apparent defects that will impact tree health.

Good - minor defects.

Fair - significant defects but the tree is viable if not disturbed.

Poor - non-viable, in decline.

Not evaluated - no access to an off site tree

Tag or tree #	Trunk diameter inches	Species	Canopy RADIUS in feet	Tree Type per Redmond	Health rating	Structure	Health comment
208	6	Engleman spruce	8	Significant	good	OK	HEALTHY. Receives more light.
209	8	Engleman spruce	8	Significant	good	OK	HEALTHY. Receives more light.
210	9	Engleman spruce	8	Significant	good	OK	HEALTHY
211	8	Engleman spruce	8	Significant	good	OK	HEALTHY
212	8	Engleman spruce	8	Significant	good	OK	HEALTHY
213	6	Engleman spruce	5	Significant	POOR	Top is cracked and leans to west.	Unhealthy.
214	8	Engleman spruce	6	Significant	fair-good	OK	HEALTHY
215	7	Engleman spruce	9	Significant	fair-good	OK	HEALTHY
216	7	Engleman spruce	6	Significant	POOR	OK	Unhealthy. Defoliated by insects.
219	9	Cherry, wild	14	Significant	fair-good	J-base	HEALTHY. Tree leaned north in past so base of trunk is parallel to the ground. Top and upper trunk are straight.

Excellent - no apparent defects that will impact tree health.
 Good - minor defects.
 Fair - significant defects but the tree is viable if not disturbed.
 Poor - non-viable, in decline.
 Not evaluated - no access to an off site tree

Tag or tree #	Trunk diameter inches	Species	Canopy RADIUS in feet	Tree Type per Redmond	Health rating	Structure	Health comment
220	72	Cottonwood	28	LANDMARK	fair-POOR	Extensive branch breakage	Unhealthy for long term retention, but breakage is normal as tree ages. No obvious decay.
221	28	Cedar, western red	16	Significant	POOR	top is dead	Unhealthy. Extensive trunk wounds near the base on all quadrants. Foliage chlorotic. Top die back indicates root stress.
D	12	Engleman spruce	13	Significant	good	OK	HEALTHY. Originally thought it was off site, hence letter designation. No tag.
Recap: 10 healthy trees + 11 unhealthy = 21 trees on site. Unhealthy trees are omitted, therefore there are 10 Significant trees and 0 Landmark.							
TREES ON THAT STRADDLE THE EAST PROPERTY LINE and impacts from project							
199	17	Engleman spruce	12	status unknown	POOR	topped	Unhealthy. Extensive damage from insects Cooley Spruce gall adelgids and others. Not long term viable. Will not tolerate site clearing. Has tag.
218	20	Engleman spruce	18	status unknown	good	OK	HEALTHY. But will not tolerate clearing. Has tag.
OFF SITE TREES and impacts from project							
198	18	Engleman spruce	10	off site, tagged by mistake	POOR	topped	Unhealthy. Extensive damage from insects Cooley Spruce gall adelgids and others. Not long term viable. Will not survive clearing.
217	10	Engleman spruce	10	off site, tagged by mistake	POOR	suppressed	Unhealthy. Suppressed, shaded by others. Defoliated. Will not survive clearing.

Excellent - no apparent defects that will impact tree health.

Good - minor defects.

Fair - significant defects but the tree is viable if not disturbed.

Poor - non-viable, in decline.

Not evaluated - no access to an off site tree

Tag or tree #	Trunk diameter inches	Species	Canopy RADIUS in feet	Tree Type per Redmond	Health rating	Structure	Health comment
A	12	Engleman spruce	10	off site	fair	one-sided	HEALTHY. But will not tolerate clearing.
B	13	Engleman spruce	11	off site	good	OK	MISSING FROM SITE PLAN. HEALTHY. But will not tolerate clearing.
C	24	Douglas fir	19	off site	good	OK	HEALTHY. Check design. Maybe retain. Site plan shows tree, canopy radius needs to be shown.
E	26	Engleman spruce	20	off site	fair	topped	MISSING FROM SITE PLAN. HEALTHY. But will not tolerate clearing.
F	8	English holly	12	off site	excellent	OK	HEALTHY. No problems from project, fine with clearing.
G	16	Apple	20	off site	good	OK	HEALTHY. No problems from project, fine with clearing.
H	12	cherry	16	off site	fair-POOR	broken	Unhealthy but NO problems from project, fine with clearing.
I	10	alder	15	off site	good	OK	HEALTHY. No problems from project, fine with clearing.
J	10	alder	15	off site	good	OK	HEALTHY. No problems from project, fine with clearing.
K	12	alder	14	off site	POOR	wounded	Unhealthy but NO problems from project, fine with clearing.
L	9	alder	12	off site	good	OK	HEALTHY. No problems from project, fine with clearing.
M	9	alder	12	off site	good	OK	HEALTHY. No problems from project, fine with clearing.
N	18	alder	18	off site	good	OK	HEALTHY. No problems from project, fine with clearing.
O	12	birch	16	off site	good	OK	HEALTHY. No problems from project, fine with clearing. Birches help drain the site.
P	10	birch	15	off site	good	OK	HEALTHY. No problems from project, fine with clearing.
Q	12	Douglas fir	16	off site	not evaluated	OK	HEALTHY. No problems from project, fine with clearing.

Excellent - no apparent defects that will impact tree health.

Good - minor defects.

Fair - significant defects but the tree is viable if not disturbed.

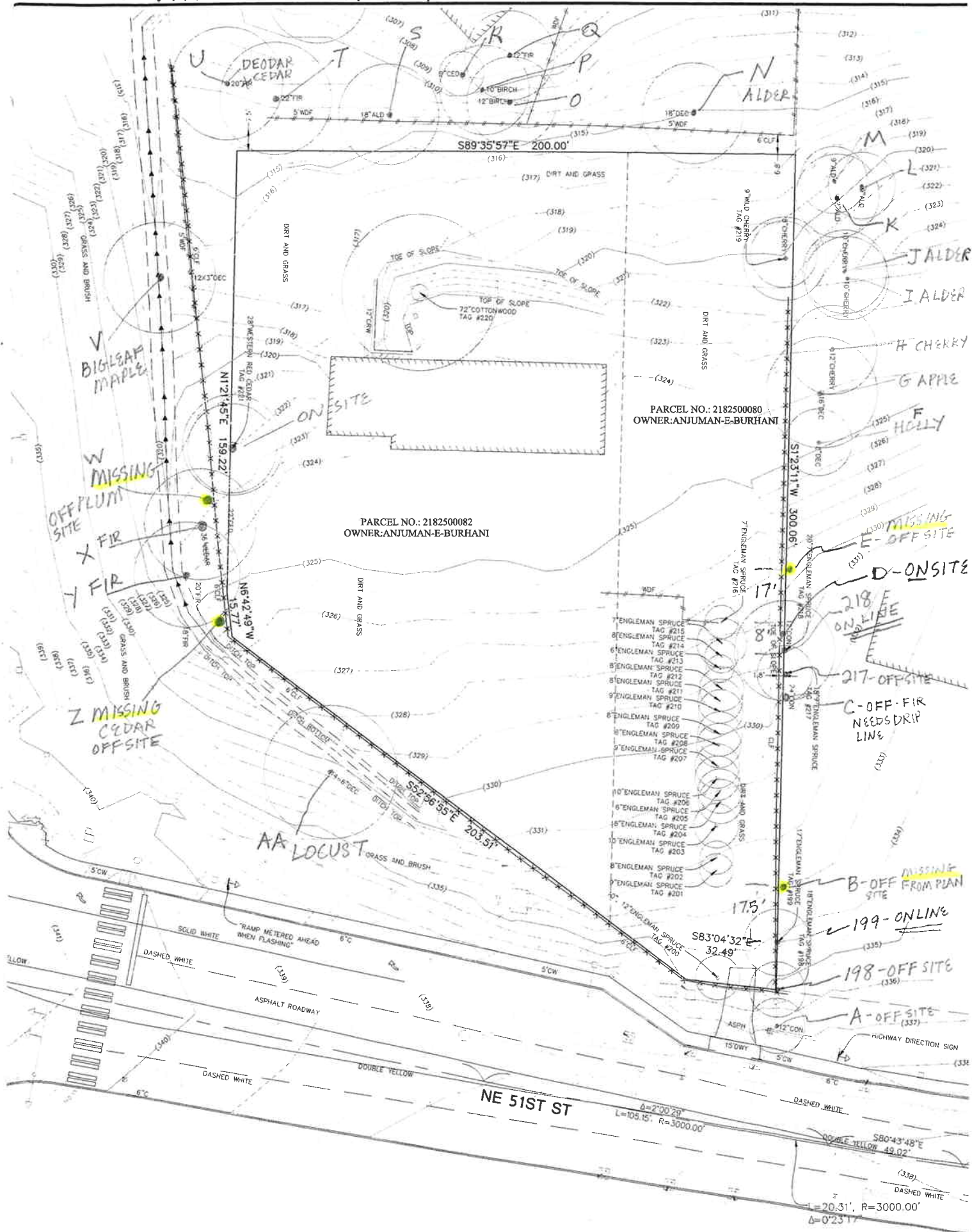
Poor - non-viable, in decline.

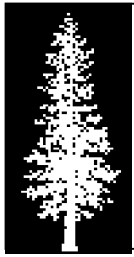
Not evaluated - no access to an off site tree

Tag or tree #	Trunk diameter inches	Species	Canopy RADIUS in feet	Tree Type per Redmond	Health rating	Structure	Health comment
R	9	Cedar, western red	8	off site	not evaluated	OK	HEALTHY. No problems from project, fine with clearing.
S	18	alder	18	off site	POOR	partly dead	Unhealthy but NO problems from project, fine with clearing.
T	22	Douglas fir	20	off site	not evaluated	OK	HEALTHY. No problems from project, fine with clearing.
U	20	Deodar cedar	20	off site	not evaluated	OK	HEALTHY. No problems from project, fine with clearing.
V	12 x 3	Bigleaf maple	20	off site	not evaluated	OK	HEALTHY. No problems from project, fine with clearing.
W	8	Plum	10	off site	fair	multi trunks	MISSING FROM PLAN. HEALTHY. No problems from project, fine with clearing.
X	24	Douglas fir	15	off site	fair	poor canopy pruning	WRONG LOCATION on plan HEALTHY. Will need to be root pruned prior to clearing.
Y	20	Douglas fir	13	off site	fair	topped	HEALTHY. No problems from project, fine with clearing.
Z	30	Cedar, western red	15	off site	POOR	topped and wounded	MISSING FROM PLAN. Unhealthy. Will NOT tolerate clearing and grading.
AA	14	Locust	24	off site	not evaluated	OK	HEALTHY. No problems from project, fine with clearing.
Recap: East property line off site trees and trees that straddle the east property line will not tolerate the clearing and grading for the project. The off site trees near the north, east, and south lines should be fine except for cedar Z, which won't survive.							

Excellent - no apparent defects that will impact tree health.
 Good - minor defects.
 Fair - significant defects but the tree is viable if not disturbed.
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UPDATED SITE PLAN 3/15/13 by TINA COHEN





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January 13, 2014

To: Sam Cameron and Donn Stone, Rolluda Architects
Cc: Mike Perfetti, JA Brennan
From: Tina Cohen, Certified Arborist
Re: Anjuman E Burhani Community Complex

Arborist Services: Tree Code Exception Letter - updated 01/13/14

Introduction

The development of the Anjuman E Burhani Community Complex will require removing all ten on-site trees. One off site tree at the southeast corner, in the right of way, will also be removed for access. The seven off site trees that straddle the east property line will be impacted, meaning there will be disturbance within 5 feet beyond the canopy drip line. All off site trees to the north and the west will be retained and will be fully protected during the project.

The Tree Preservation Plan sheet L1.01 indicates the locations of the significant trees to be removed. The locations of 21 replacement trees are shown on the Landscape Plan sheet L1.02.

The seven impacted off site trees, at east property line, will be fenced at the drip line or as close to the drip line as feasible. The project intends to root prune one year in advance of the clearing and grading. This will allow roots to re-grow in a more compact manner and allow the trees to better tolerate the disturbance. The project arborist will supervise the root pruning. Summer irrigation will be specified.

Exception Criteria per Redmond 21.72.090

Section B.1.b: "Strict compliance with the provision of the code may jeopardize reasonable use of property".

In order to build the Community Complex with a driveway and parking, the ten on-site trees cannot be retained and remain viable. The project will grade the most of the site and the trees will not tolerate the root loss and soil compaction. With proper preparation and care, the impacted off site trees should continue to thrive.

Section B.2: As noted on the Tree Preservation Plan replacement will be at 1:1 for the allowed removal of 65% of the total 10 on site trees, to equal 6 trees. Then four additional trees are replaced at 3:1, which equals 12 trees. Thus the total replacements equal 18. In addition, one off site tree within the right of way will be replaced with 3 trees. So 21 trees total will be planted.



Section B.3: Not applicable. There isn't a NGPA on this site.

Section B.4: I understand the final species selection will be determined later, but the goal will be to include native plants.

This table from the Tree Preservation Plan summarizes tree status and replacement count.

PROPOSED ACTION - ON SITE TREES - EXCELLENT, GOOD, AND FAIR/GOOD CONDITION TREES ONLY				
TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (>30" DBH)	NA	NA	NA	0
SIGNIFICANT (6" - 30")	10	0	0	10
	100% REMOVED	0	0	
TOTALS	10	0	0	10
	100% REMOVED	0	0	
REPLACEMENT TREES	10	NA	NA	18*

PROPOSED ACTION - OFF SITE TREES				
TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
>30" DBH	0	0	NA	0
6" - 30"	1	18	NA	19
REPLACEMENT TREES	3	NA	NA	TBD

*18 TREES WILL BE LOCATED TO REPLACE THE 10 TREES THAT WILL BE REMOVED, 1 REPLACEMENT TREE FOR EACH OF THE FIRST 6 TREES REMOVED, AND 3 REPLACEMENT TREES FOR EACH OF THE LAST 4 REMOVED, THE RATIO BECOMES 3:1 ONCE THE 35% TREE PRESERVATION REQUIREMENT IS EXCEEDED,

1 OFF-SITE TREE IN CITY R.O.W. WILL BE REPLACED AT A 3:1 RATIO WITHIN ANJUMAN E BURHANI PROPERTY

Conclusion

All on site trees need to be removed for this project, and will be replaced at the ratio described above. In addition one off site tree will be removed. All other off-site trees will be retained or impacted as described.

Respectfully submitted,



Tina Cohen, ISA Certified Arborist #PN0245A

American Society of Consulting Arborists, Registered Consulting Arborist #473

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